

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: June 07, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE FRONT STEPS OF THE FREESTONE COUNTY COURTHOUSE (SOUTH ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 24, 2011 and recorded in Document VOLUME 01552, PAGE 00759, AS AFFECTED BY VOLUME 01687, PAGE 00353 real property records of FREESTONE County, Texas, with PATRICK R KEEFE AND CHRISTINE L. JONES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PATRICK R KEEFE AND CHRISTINE L. JONES, securing the payment of the indebtednesses in the original principal amount of \$199,192.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715

BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the FREESTONE County Clerk and caused to be posted at the FREESTONE County courthouse this notice of sale.

Declarant's Name: _____
Date: _____

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: May 17, 2016 AT 12:41P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 136527
By: Alicia Dossett, Deputy



NOS0000005915319

EXHIBIT "A"

TRACT 10-0.903 ACRE WESTWOOD SUB-DIVISION I. H. REED SURVEY, A-23 FREESTONE COUNTY, TEXAS

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, BEING 0.903 ACRE, AND BEING TRACT 10 OF THE WESTWOOD SUB-DIVISION, IN THE I. H. REED SURVEY, ABSTRACT NO. 23, FREESTONE COUNTY, TEXAS, THIS BEING THE SAME TRACT CONVEYED BY DEED FROM JOE L. BIELIK AND WIFE, KATHY M. BIELIK, TO ELISABETH CULWELL HARRIS, DATED SEPTEMBER 27, 1999, AND RECORDED IN VOLUME 1093 PAGE 211, IN THE DEED RECORDS OF FREESTONE COUNTY, TEXAS, AND THE PLAT OF SAID SUB-DIVISION IS RECORDED IN ENVELOPE 96-A, IN THE PLAT RECORDS OF FREESTONE COUNTY, TEXAS. SAID 0.903 ACRE IS MORE FULLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2" ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT AND IN THE INTERSECTION OF THE EAST LINE OF FCR 1269 AND IN THE SOUTH LINE OF FCR 1271;

THENCE EAST ALONG THE NORTH LINE OF THIS TRACT AND THE SOUTH LINE OF FCR 1271, A DISTANCE OF 267.88 FEET TO A 1/2" ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF TRACT 11, BEING CALLED 1.462 ACRES;

THENCE SOUTH 24 DEGREES 43 MINUTES 22 SECONDS WEST ALONG THE EAST LINE OF THIS TRACT AND THE WEST LINE OF TRACT 11, A DISTANCE OF 186.75 FEET TO A 1/2" ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF TRACT 11, AND IN THE NORTH LINE OF TRACT 8, CALLED 2.227 ACRES;

THENCE NORTH 82 DEGREES 30 MINUTES 06 SECONDS WEST AND PASSING THE COMMON CORNER OF TRACT 8, TRACT 9-A, BEING CALLED 0.051 ACRE, AND TRACT 9, BEING CALLED 0.610 ACRE, AT 52.37 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 231.44 FEET TO A 1/2" ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF TRACT 9, AND IN THE EAST LINE OF FCR 1269;

THENCE NORTH 15 DEGREES 53 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF THIS TRACT AND THE EAST CORNER OF FCR 1269, A DISTANCE OF 144.97 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.903 ACRE OF LAND, MORE OR LESS.



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